137.0	0001	0001.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	907,300 /	907,300
					USE VALUE:	907,300 /	907,300
					ASSESSED:	907,300 /	907,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		VENNER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHAUDHURI AYAN HOM & SHEETAL A	
Owner 2:		
Owner 3:		
Street 1:	30 VENNER RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	TAHAJIAN CATHERINE/LUCAS DANA -
Owner 2:	NELSON ELLEN -
Street 1:	40 LINCOLN ST
Twn/City:	BELMONT
St/Prov:	MA Cntry:
Postal:	02478

NARRATIVE DESCRIPTION

This parcel contains 5,738 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1935, having primarily Wood Shingle Exterior and 2532 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5738.000	374,400		532,900	907,300
Total Card	0.132	374,400		532,900	907,300
Total Parcel	0.132	374,400		532,900	907,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.39 | /Parcel: 358.3

Legal Description

User Acct

87854

GIS Ref

GIS Ref

Insp Date

04/19/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 137.0-0001-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	374,300	0	5,738.	532,900	907,200	907,200	Year End Roll	12/18/2019
2019	101	FV	305,700	0	5,738.	562,500	868,200	868,200	Year End Roll	1/3/2019
2018	101	FV	305,700	0	5,738.	414,500	720,200	720,200	Year End Roll	12/20/2017
2017	101	FV	275,800	0	5,738.	396,700	672,500	672,500	Year End Roll	1/3/2017
2016	101	FV	275,800	0	5,738.	367,100	642,900	642,900	Year End	1/4/2016
2015	101	FV	245,000	0	5,738.	307,900	552,900	552,900	Year End Roll	12/11/2014
2014	101	FV	245,000	0	5,738.	300,800	545,800	545,800	Year End Roll	12/16/2013
2013	101	FV	245,000	0	5,738.	286,600	531,600	531,600		12/13/2012

!10606!

PRINT

Date	Time
12/11/20	00:53:46

LAST REV

Date	Time
02/27/20	11:53:38

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10606

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAHAJIAN CATHER	55979-25		12/3/2010	Estate/Div	452,500	No	No		
NAHIGIAN ALMA L	30667-442		9/17/1999	Convenience	1	No	No		
	16761-397		2/1/1986		1	No	No		A

USER DEFINED

Prior Id # 1:	87854
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2019	1542	Heat App	2,400	C				
5/21/2018	668	Redo Bas	68,500	O				
6/8/2016	781	Re-Roof	11,800					
6/6/2016	732	Add Att	44,800					Fin attic add full
5/25/2016	672	Inter Fi	21,000					Kitch reno/Fin Att

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2019	Left Notice	DGM	D Mann
7/25/2019	Permit Visit	DGM	D Mann
4/19/2017	Measured	DGM	D Mann
4/19/2017	Permit Visit	DGM	D Mann
4/19/2017	Left Notice	DGM	D Mann
2/9/2009	Meas/Inspect	372	PATRIOT
11/30/1999	Inspected	267	PATRIOT
11/18/1999	Mailer Sent		
11/5/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5738		Sq. Ft.	Site		0	90.	1.03	10									532,925						532,900	

Total AC/HA: 0.13173 | Total SF/SM: 5738 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 532,925 | Spl Credit | Total: 532,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	9 - Stone	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20997012
Const Adj.:	1.00289965
Adj $ / SQ:	151.685
Other Features:	106500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	535406
Depreciation:	161050
Depreciated Total:	374356

COMMENTS

LOC=HIGHWAY.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

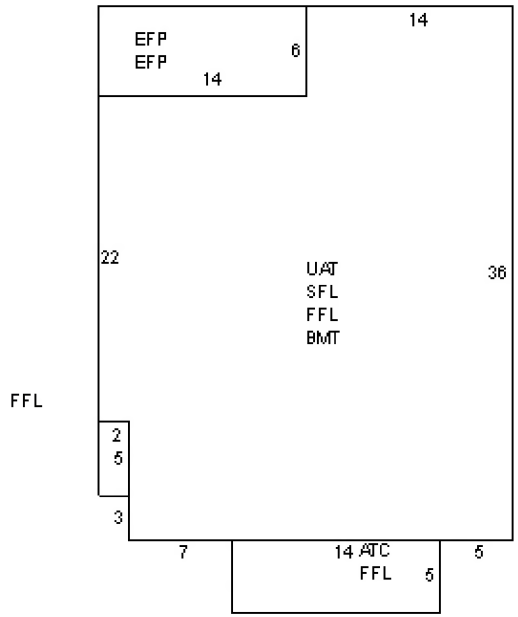
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	166.85
Special Features:	0	Val/Su Net:	117.81
Final Total:	374400	Val/Su SzAd	199.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	988	151.680	149,865
BMT	Basement	908	68.260	61,978
SFL	Second Floor	863	151.680	130,843
UAT	Upper Attic	227	116.800	26,513
EFP	Enclos Porch	168	43.560	7,317
ATC	Attic	25	151.680	3,716

Net Sketched Area:	3,178			Total:	380,232
Size Ad	1875.0999	Gross Are	3950	FinArea	2532

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	A	
SFL	95				
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

137.0-0001-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	